



Pedlars Close, Danbury, Essex CM3 4JE  
£425,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £425,000 - £450,000... Situated on a substantial corner plot within walking distance of local amenities, bus routes and the highly regarded St John's Primary School, this versatile 3/4 bedroom semi detached family home offers spacious and adaptable accommodation.

The well proportioned accommodation includes three bedrooms and a family bathroom to the first floor, whilst the ground floor comprises a comfortable lounge, separate dining room, galley style kitchen, ground floor shower room and a utility room which could equally serve as a fourth bedroom, home office or playroom.

Externally, the property enjoys an extensive corner plot with generous gardens providing excellent outdoor space and scope for further enhancement, subject to any necessary consents. There is also a detached garage and off street parking.

Offering flexible living space, a sizeable plot and a convenient location close to everyday amenities and schooling, this is an excellent opportunity for families seeking a home with both space and potential.



## LOCATION

The house is within easy access of local shops, amenities, two Preparatory Schools (Heathcote in Danbury itself and Elm Green in Little Baddow) and two state schools including Danbury Park Primary School (rated Outstanding by Ofsted in 2013). The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and a station on the main line into London Liverpool Street. The A12 & A130 are just a couple of miles away.

## Agents Notes, Money Laundering & Referrals

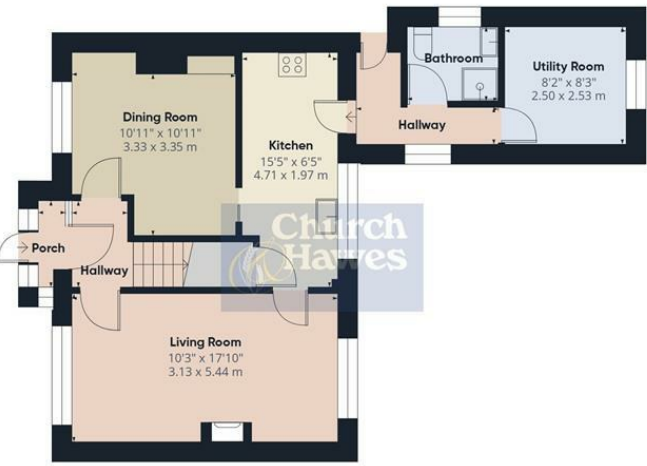
AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

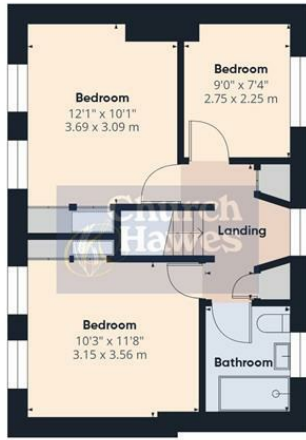
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1183 ft<sup>2</sup>

110 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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